

IRA

NEW ZAYED



ABOUT

EL GABRY GROUP FOUNDED AS A CONSTRUCTION AND CONTRACTING COMPANY WITH OVER 15 YEARS OF SUCCESSFUL PROJECTS AND AN IMMENSE VISION TO DEVELOP QUINTESSENTIAL RESIDENTIAL COMPOUNDS WITH THE HIGHEST ADEQUACY AND APPEAL TO INDIVIDUALS AND FAMILIES LOOKING FOR EXCEPTIONAL LIFESTYLE. OVER THE YEARS, THE COMPANY HAS DEVELOPED RESIDENTIAL ICONS ACROSS THE GREATER CITY OF CAIRO. OUR PROJECTS VARY FROM VILLAS, LUXURIOUS RESIDENTIAL PROPERTIES PERFECTLY MADE TO FIT THE EGYPTIAN MARKET STANDARDS IN 2019, WE EXTENDED INTO ONE OF SHEIKH ZAYED 'S NEW EXTENSION'S MOST LUXURIOUS AREAS, NEW ZAYED. WITH OUR PROJECTS LAC VILLE, MAJORELLE, THE8 AND IRA TO CORONATE THE 25 YEARS HISTORY OF SUCCESS, GUARANTEEING HIGHEST QUALITY OF DESIGN, SERVICE AND ENVIRONMENT.

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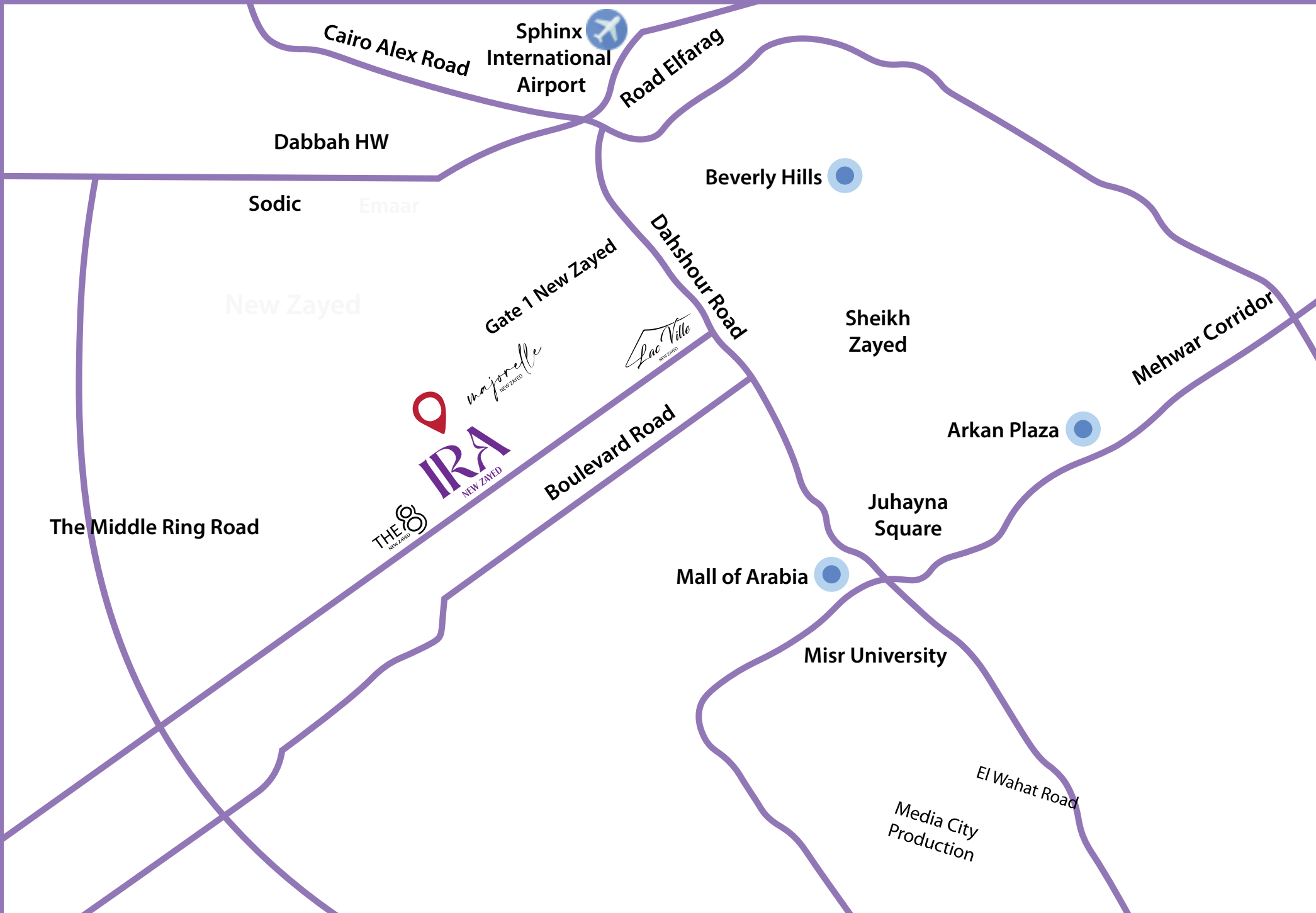
LIFE STARTS HERE



Introducing IRA, the epitome of luxury living that seamlessly blends neo-classic and modern architectural styles. Derived from its meaning 'the earth,'

IRA is more than just a residential compound; it's a concept that creates a harmonious connection between nature and opulence. Experience the grandeur of spacious interiors, and breathtaking views while indulging in a lifestyle that is truly unparalleled. Elevate your living experience with IRA and embrace the beauty of luxury like never before





LOCATION

IRA, an exclusive gated community within 6th of October.

Strategically located at the center of New Zayed

NEARBY LANDMARKS

5 mins

Waslet Dahshour

5 mins

Beverly Hills

15 mins

Media City
Production

10 mins

Juhayna Square

10 mins

Mall of Arabia

10 mins

Arkan Plaza

20 mins

Cairo Alex
Desert Gates

20 mins

Mohandessin

20 mins

Sphinx Airport



THE EPITOME OF COMFORT AND ELEGANCE

Our exclusive range of premium villas designed with minimum construction footprint to radiate modernity and charm, providing you with a sanctuary that reflects your unique style.

LUSH GREENERY AND SERENE LANDSCAPES





WALKING TOGETHER
CREATING MEMORIES

CASCADING WATER FEATURES







VILLA A- COURT

338M²



GROUND FLOOR PLAN

FOOT PRINT = 144M²

Entrance	4.30 *3.65 M
Reception	11.20*6.45 M
Kitchen	3.70 *3.60 M
Toilet	2.35 *1.30 M
Maid	4.05 *1.90 M
Outdoor Seating	11.20*2.80 M



FIRST FLOOR

FOOT PRINT = 158M²

Master Bedroom	4.00*4.15 M
Dressing	4.00*1.65 M
M.Bath	2.75*1.75 M
Living	3.60*4.05 M
Bedroom 1	3.60*4.15 M
Bath 1	2.55*1.75 M
Bedroom 2	4.05*4.10 M
Bath 2	2.65*1.70 M
Terrace 1	2.05*2.10 M
Terrace 2	4.20*1.15 M
Terrace 3	4.10*1.15 M



ROOF FLOOR

FOOT PRINT = 36M²

Toilet	3.15*2.60 M
Outdoor Terrace	1.85*1.40 M
Outdoor Terrace	85 M



VILLA A

338M²



GROUND FLOOR PLAN

FOOT PRINT = 144M²

Entrance	4.60 *2.15 M
Reception	11.00*6.75 M
Kitchen	3.70 *3.60 M
Toilet	2.40 *1.30 M
Maid	4.80 *1.95 M
Outdoor Seating	11.00*2.80 M



FIRST FLOOR

FOOT PRINT = 158M²

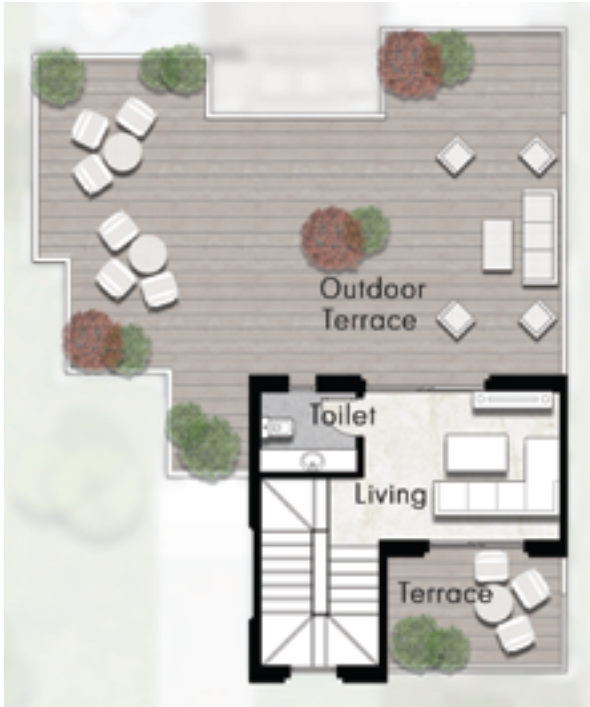
Master Bedroom	3.65*3.70 M
Dressing	3.75*1.45 M
M.Bath	2.40*1.60 M
Living	3.75*4.45 M
Bath	2.40*1.70 M
Bedroom 1	4.00*3.35 M
Bedroom 2	3.35*4.00 M
Dressing 2	1.85*1.15 M
Bath 2	1.80*1.85 M
Kitchente	1.35*1.60 M
Terrace 1	4.00*1.15 M
Terrace 2	2.00*1.50 M
Terrace 3	1.75*1.20 M



ROOF FLOOR

FOOT PRINT = 36M²

Living	4.30*3.35 M
Toilet	2.20*1.80 M
Outdoor Terrace	75 M



VILLA B

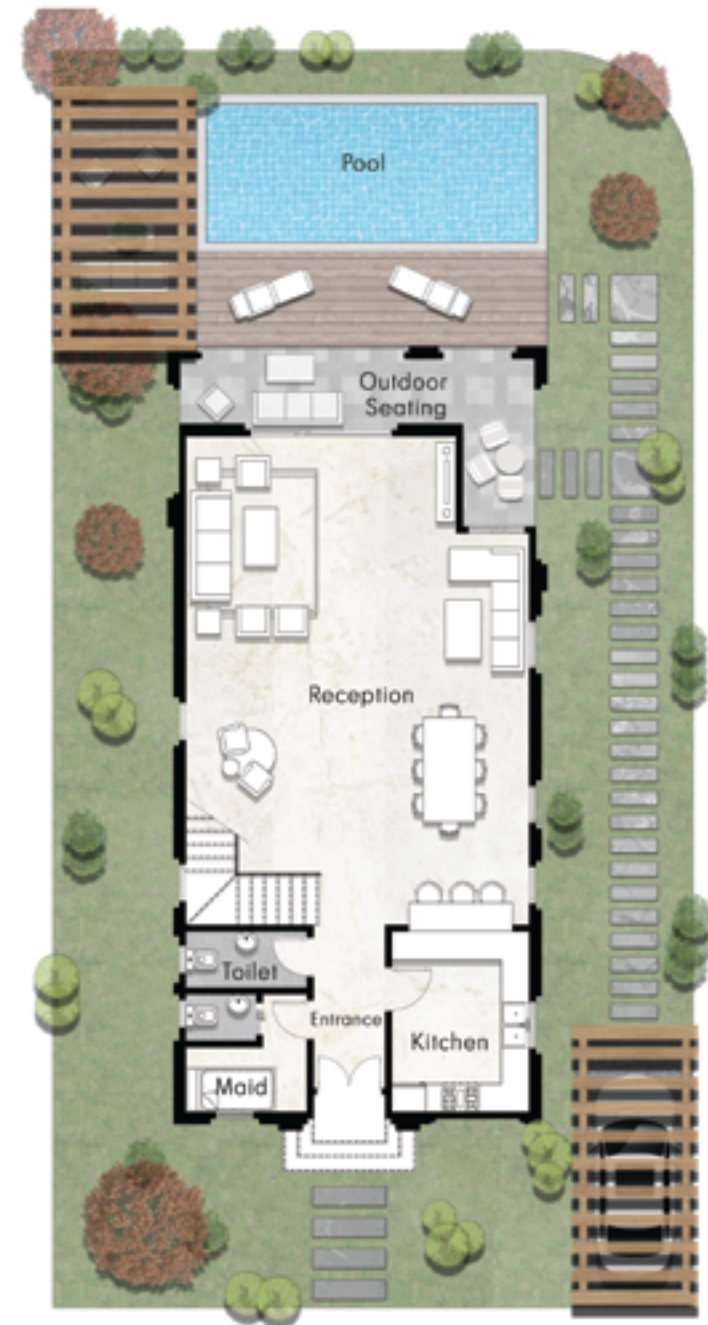
310 M²



GROUND FLOOR PLAN

FOOT PRINT = 132 M²

Entrance	1.65*3.60 M
Reception	7.50*10.45 M
Kitchen	3.15*4.05 M
Toilet	2.65*2.10 M
Maid	2.70*2.80 M
Outdoor Seating	7.50*1.50 M



FIRST FLOOR

FOOT PRINT = 145 M²

Master Bedroom	5.95*3.5 M
Dressing	3.75*1.90 M
M.Bath	2.50*1.65 M
Living	3.75*3.55 M
Bath	3.75*1.80 M
Bedroom 1	3.75*4.00 M
Bedroom 2	3.75*4.00 M
Bath 2	2.60*1.80 M
Terrace 1	6.20*1.70 M
Terrace 2	1.60*2.00 M



ROOF FLOOR

FOOT PRINT = 33M²

Living	3.80*3.70 M
Toilet	1.25*2.35 M
Outdoor Terrace	83 M



VILLA C

294 M²



GROUND FLOOR PLAN

FOOT PRINT = 125M²

Entrance	1.80*1.65 M
Reception	8.60*8.25 M
Kitchen	3.10*3.30 M
Toilet	1.35*2.75 M
Maid	3.25*2.00 M
Outdoor Seating	2.00*3.00 M



FIRST FLOOR

FOOT PRINT = 138M²

Master Bedroom	3.65*3.70 M
Dressing	3.75*1.45 M
M.Bath	2.40*1.60 M
Living	3.75*4.45 M
Bath	2.40*1.70 M
Bedroom 1	4.00*3.35 M
Bedroom 2	3.35*4.00 M
Dressing 2	1.85*1.15 M
Bath 2	1.80*1.85 M
Kitchente	1.35*1.60 M
Terrace 1	4.00*1.15 M
Terrace 2	2.00*1.50 M
Terrace 3	1.75*1.20 M



ROOF FLOOR

FOOT PRINT = 31M²

Living	3.00*2.30 M
Toilet	2.00*1.50 M
Outdoor Terrace	75 M



VILLA Ε

268M²



GROUND FLOOR PLAN

FOOT PRINT = 114M²

Entrance	2.20*1.40 M
Reception	6.70*8.400M
Kitchen	2.60*4.00 M
Toilet	2.40*1.45 M
Maid	1.75*4.00 M
Outdoor Seating	4.40*1.50 M



FIRST FLOOR

FOOT PRINT = 125M²

Master Bedroom	4.65*4.10 M
Dressing	2.00*2.20 M
M.Bath	2.00*1.85 M
Living	4.70*3.15 M
Bath	1.80*2.50 M
Bedroom 1	3.60*3.60 M
Bedroom 2	4.40*3.80 M
Terrace 1	3.60*1.30 M
Terrace 2	2.30*1.25 M



ROOF FLOOR

FOOT PRINT = 29M²

Living	2.85*3.00 M
Toilet	2.85*1.35 M
Outdoor Terrace	62 M







TWIN

266M²



GROUND FLOOR PLAN

FOOT PRINT = 113M²

Entrance	1.65*4.35 M
Reception	7.50*7.10 M
Kitchen	3.55*3.60 M
Toilet	2.30*3.50 M
Maid	3.50*2.15 M
Outdoor Seating	8.50*1.50 M



FIRST FLOOR

FOOT PRINT = 125M²

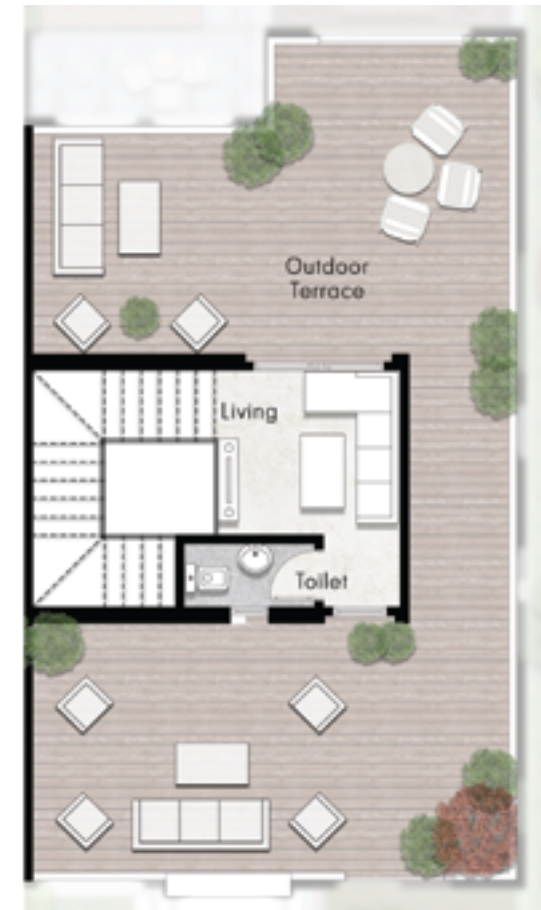
Master Bedroom	3.80*3.95 M
Dressing	2.50*1.50 M
M.Bath	2.50*1.65 M
Living	3.75*3.65 M
Bath	2.45*1.65 M
Bedroom 1	3.75*4.10 M
Bedroom 2	3.75*4.10 M
Kitchente	1.30*1.30 M
Terrace 1	3.65*1.40 M
Terrace 2	3.25*1.30 M



ROOF FLOOR

FOOT PRINT = 28M²

Living	3.00*2.70 M
Toilet	2.20*1.15 M
Outdoor Terrace	65 M







TOWN CORNER

256M²



GROUND FLOOR PLAN

FOOT PRINT = 109M²

Entrance	1.55*3.05 M
Reception	7.25*8.00 M
Kitchen	3.20*4.10 M
Toilet	2.50*1.30 M
Maid	2.50*2.80 M
Outdoor Seating	7.20*2.20 M



FIRST FLOOR

FOOT PRINT = 119M²

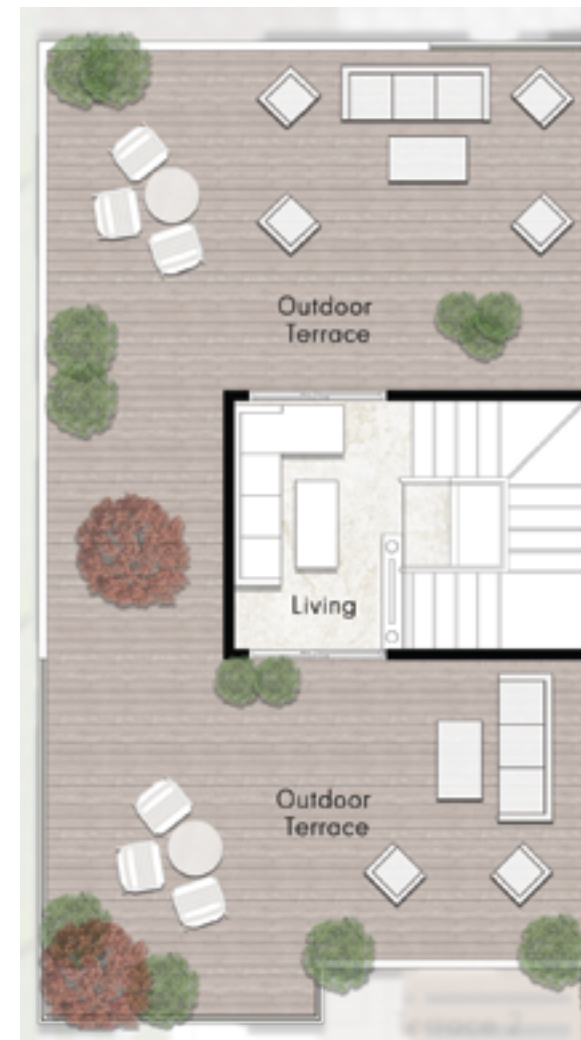
Master Bedroom	5.05*3.60 M
Dressing	2.20*2.35 M
M.Bath	2.20*2.35 M
Living	3.65*3.25 M
Bath	2.35*1.70 M
Bedroom 1	3.65*4.30 M
Bedroom 2	3.60*4.10 M
Terrace 1	4.10*1.15 M
Terrace 2	3.65*1.30 M



ROOF FLOOR

FOOT PRINT = 28M²

Living	2.45*3.50 M
Outdoor Terrace	72 M



TOWN MIDDLE

250M²



GROUND FLOOR PLAN

FOOT PRINT = 106M²

Entrance	1.35*2.00 M
Reception	7.25*6.75 M
Kitchen	3.65*4.25 M
Toilet	2.05*3.50 M
Maid	2.75*2.30 M
Outdoor Seating	7.25*1.85 M



FIRST FLOOR

FOOT PRINT = 117M²

Master Bedroom	3.75*5.05 M
Dressing	2.40*1.20 M
M.Bath	2.35*1.60 M
Living	3.50*3.90 M
Bath	2.20*1.60 M
Bedroom 1	3.50*4.25 M
Bedroom 2	3.75*4.30 M
Terrace 1	3.50*1.35 M



ROOF FLOOR

FOOT PRINT = 27M²

Living	2.60*3.80 M
Outdoor Terrace	67 M



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